PETITION FOR ZONING VAR ANCE 85-194-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802, 3.C.1 To permit side yard tetbacks of 8'(Lot D)in lieu of the req. 10', 10' setbacks Lot A) in lieu of the req. 25', and lot widths of 50' (Lots B & C) & 40' (Lot D) in lieu of the req. 55'; and 1F02.3.C.1(303.1) to permit front yard setbacksof 25' (Lots B, C, D) in lieu of avg. max. req. 40'.
of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the
following reasons: (indicate nardzhip vy practical difficulty) 1) 8" Water line & 6"Sany. Sewer line with 4 House Connections in Ridgely Oak Rd. (Recently installed with Balto. Co. approval 2) Side yard requirements for Lots A & D would not allow the building of any decent width houses on those 2 lots. 3) We are asking for a 25' front setback on Lots, in order to be uniform Property is to be posted and advertised as prescribed by Zoring Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County. I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition. Contract Purchaser: JOSEPH W AYRES (Type or Print Name) Signature City and State Attorney for Petitioner 3824 DECKERTS LANE 444-4200 (Type or Print Name) MARYLAND 21236 tract purchaser or representative to be contacted GEORGE T. KELLER (SURVEYOR City and State 3914 Woodlea Ave. 483-5150
Address 21206 Phone No. ORDERED By The Zoning Commiss her of Baltimore County, this ___4th_ the 15th day of January , 1985 , at 10:00 o'clock α URDE Zoning Commissioner of Baltimore County. BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 212(4) A CONTRACTOR Your petition has been received and accepted for filing this day of December , 1984. Petitioner Joseph W. Ayres, et ux Chairman, Zoning Plans Advisory Committee

ZONING PLANS ADVISORY COMMITTEE PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE January 7, 1985 COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204 fr. and Mrs. Joseph W. Ayres 3824 Deckerts Lane Baltimore, Maryland 21236 MEMBERS Dear Mr. and Mrs. Ayres: Department of Traffic Engineering Bureau of Fire Prevention Health Department Project Planning Building Department Board of Education Zoning Administration Industrial

RE: Item No. 139, Case No. 85-19#-A Joseph W. Ayres, et ux-Petitioners Petition for Variances

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

In view of your proposal to construct dwellings on these vacant properties, these assorted variances for lot widths and setbacks are

Particular attention should be afforded to the comments of the Department of Traffic Engineering and the Office of Current Planning. For further information on said comments, you may contact Mr. Mike Flanigan (494-3554) and Ms. Susan Carrell (494-3335), respectively.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very, truly yours Vichelas B. Comodari Krah NICHOLAS B. COMMODARI Chairman Zoning Plans Advisory Committee

NBC: eoh Enclosures

cc: Mr. George T. Keller 3914 Woodlea Avenue Baltimore, Maryland 21206

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

In view of the comments of the Division of Current Planning and Development's

representative on the Zoning Plans Advisory Committee, this office cannot support

the granting of this request. In particular, please note that divisions question

Date January 7, 1985

Norman E. Gerber, Director

Arnold Jablon

TO Zoning Commissioner

Norman E. Gerber, Director

FROM Office of Planning and Zoning

SUBJECT Zoning Petition No. 85-194-A

as to the validity of the existing record plat.

NORMAN E GERBER DIRECTOR

January 10, 1985

Re: Item #139 (1984-1985)

Property Owner: Joseph W. Ayres, et ux N/WS Ridgely Oak Rd. 133.38' S/W from Taylor Ave. S/ES Ridgely Oak Rd. 147.28' S/W from Taylor Ave. Acres: Lot A - 0.1197 Lots B, C & D - 0.516 District: 9th

Dear Mr. Jablon:

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P. E. DIRECTOR

Mr. Arnold Jablon

Zoning Commissioner

County Office Building

Towson, Maryland 21204

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

DAMES A. MARKLE, P.E., Chie

JAM:EAM:PMO:ss

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
TOWSON, MARYLAND 21204
494-3211

Re: Zoning Advisory Meeting of 12/4/84 Property Owner: Joseph W. Agres, et use Location: Ridgley Oak Rd. Flagler Aue.

12/28/84

Dear Mr. Jablon:

Mr. Arnold Jablon

Zoning Commissioner County Office Building Towson, Maryland 2120

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are

 There are no site planning factors requiring comment.
 A County Review Group Meeting is required.
 A County Review Group meeting was held and the minutes will be forward by the Bureau of Public Services.
 This site is part of a larger tract; therfore it is defined as a subdivision. The plan must show the entire tract.
 A record plat will be required and must be recorded prior to issuance of a building name? to issuance of a building permit.)The access is not satisfactory.
)The circulation on this site is not satisfactory. The circulation on this site is not satisfactory.

The parking arrangement is not satisfactory.

Parking calculations must be shown on the plan.

This property contains soils which are defined as wetlands, and development on these soils is prohibited.

Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-98 of the Development Regulations.

Regulations.

Development of this site may constitute a potential conflict with the Baltimore County Master Plan.

The amended Development Plan was approved by the Planning Board)Landscaping should be provided on this site and shown on the plan.
)The property is located in a deficient service area as defined by
Bill 178-79. No building permit may be issued until a Reserve
Capacity Use Certificate has been issued. The deficient service

)The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council. (X)Additional comments:

Plat verification information must be submitted to this office for review to determine it lots 524-531 on Plat of Hillendale Park Liber 9/10 are valid. Internation must include date of water and sewer instalation in Ridgely Oak Rd.

BALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550

STEPHEN E. COLLINS DIRECTOR

NEG:JGH:bjs

December 17, 1984

Mr. Arnold Jablon Zoning Commissioner County Office Building Towson, Maryland 21204

> -zac- Meeting of December 4, 1984 Property Owner: Joseph W. Ayres, et ux Location: NW/S Ridgely Oak Poad 133.38 S/W from Taylor Avenue Existing Zoning: Lot A- D.R.16, Lots B,C, LD - D.R.5.5 Proposed Zoning: Variance to permit a side yar setback of 8' (Lot D) in lieu of the required 10', a side yard setback of 10' (Lot A) in lieu of the required 25', lot widths of 50' (Lots B&C) & 40' (Lot D) in lieu of the required 55' and to permit a front yard setback of 25' (Lots B,C,&D) in lieu of the required maximum average of 40'.

Acres: Lot A - 01197, Lots B,C,&D - 0.516 District: 9thLots B.C.&D - 0.516.

Dear Mr. Jablon:

We have reviewed the site plan and have the following comments.

There is a sight distance problem at the intersection of Ridgely Oak Road and Taylor Avenue that should be corrected.

2. Ridgely Oak Road should be paved.

This is a residential area and sidewalk should be provided.

Traffic Engineering Assoc. II

JUL 29 705

3

Pursuant to the advertisement, posting of property, and public hearing on the Fetition and it appearing that strict compliance with the Baltimore County Zoning Pigulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this day of _____, 19____, that the herein Petition for Variance(s) to permit

the community, the variance(s) should /should not be granted.

PETITION FOR VARIANCES LCCATION: Fost and Wos sides of Ridgely Cak Road, 193.38 feet South of Taylor DATE AND TIME: Tuesde January 15, 1965 at 10:00 a.m. PUBLIC HEARING! Room 106, County Office Building. 111 W. Chesapeake Arenue. Towson, Maryland The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regu-tations of Baltimore County will hold a public hearing:

40 feet.

Being the property of Joseph W. Ayres, et ux as shown on the sist filed with the Zoning

Office. A second that this Peti-tion is granted, a building

permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

the hearing.

By Order Of

ARNOLD JABLON,

Zoning Commissioner

of Baitimore County

- X

CERTIFICATE OF PUBLICATION

December 27 | 1984 THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on

THE JEFFERSONIAN,

85-194-A

Cost of Advertising

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING TOWSON, MARYLAND 21204 494-3353

ARNOLD JABLON ZONING COMMISSIONER

JEAN M. H. JUNG DEPUTY ZONING COMMISSIONER

Mr. and Mrs. Joseph W. Ayres 3824 Deckerts Lane Baltimore, Maryland 21236

> RE: Petition for Variances East and West sides of Ridgely Oak Rd., 133.38' S of Taylor Ave. - 9th Election Joseph W. Ayres, et ux - Petitioners No. 85-194-A (Item No. 139)

Dear Mr. and Mrs. Ayres:

I have this date passed my Order in the above captioned matter in accordance with the attached.

> Very truly yours, jean m.H. jung Deputy Zoning Commissioner

JMHJ/mc **Attachments**

receive may appropriate of

cc: Mr. George T. Keller 3914 Woodlea Avenue Baltimore, Maryland 21206

People's Counsel

BALTIMORE COUNTY FIRE DEPARTMENT TOWSON, MARYLAND 21204-2586 494-4500 PAUL H. REINCKE CHIEF Mr. Arnold Jablon Zoning Commissioner

> Attention: Nick Commodari, Chairman Zoning Plans Advisory Committee

Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

RE: Property Owner: Joseph W. Ayres, et ux

Location: NW/S Ridgely Oak Rd. 133.38' S/W from Taylor Avenue SE/S Ridgely Oak Rd. 147.28' S/W from Taylor Avenue Item No.: 139

Meeting of 12/4/84

November 30, 1984

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _

EXCEEDS the maximum allowed by the Fire Department.

* $f_{\rm X}$) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

 $f_{\rm X}$) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments, at this time.

Planning Group Special Inspection Division

/mb * Assurance is sought that fire hydrant shown will deliver 1500 GPM at 20 PSI.

BALTIMORE COUNTY
DEPARTMENT OF PERMITS & LICENSES
TOWSON, MARYLAND 21204
494-3610 TED ZALESKI, JR. Mr. Arnold Jablon, Zoning Commissioner Office of Planning and Zoning County Office Building Towson, Maryland 21204

Comments on Item # 139 Zoning Advisory Committee Meeting are as follows: Joseph W. Ayres, et ux NW/S Ridgely Oak Road 133.38' S/W from Taylor Ave., SE/S Ridgely Oak Lot A-D.R. 16, Lots B.C. & D Road 147.28' S/W from Taylor Avenue DR5.5

Variance to permit a side yard setback of 8' (Lot D) in lieu of the required 10', etc. LotA - 01197, Lots B, C&D - 0.516

December 5, 1984

The items checked below are applicable:

miscellaneous

B. A building/& other / permit shall be required before beginning construction.

Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required. Mon-reproduced seals and signatures are required on Plans and Technical Data. D. Commercial: Three sets of construction drawings with a Maryland Registered

Architect or Engineer shall be required to file a permit application. E. An exterior wall erected within 6'0 for Commercial uses or 3'0 for One & Two Family use group of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0 of lot lines. A firewall is required if construction is on the lot line, see Table 401, line 2, Section

F. Requested variance appears to conflict with the Baltimore County Building Code,

G. A change ' occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require

H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave.,

Plans Review

E & W/S of Ridgely Oak Rd. 133.38' S of Taylor Ave., 9th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 85-194-A

::::::: ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zumann Peter Max Zimmerman Deputy People's Counsel Rm. 223, Court House Towson, MD 21204

I HEREBY CERTIFY that on this 27th day of December, 1984, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Joseph W. Ayres, 3824 Deckerts Lane, Baltimore, MD 21236, Petitioners; and Mr. George T. Keller, 3914 Woodlea Ave., Baltimore, MD 21206, who requested notification.

> Peter Max Zamern Peter Max Zimmerman

December 13, 1984

Mr. and Mrs. Joseph W. Ayres 3824 Deckerts Lane Baltimore, Maryland 21236

> NOTICE OF HEARING RE: Petition for Variances East and West sides of Ridgely Oak Road, 133.38 feet South of Taylor Avenue Joseph W. Ayres, et ux - Petitioners Case No. 85-194-A

TIME: 10:00 a.m. DATE: Tuesday, January 15, 1985 PLACE: Room 106, County Office Building, 111 West Chesapeake

Avenue, Towson, Maryland

cc: Mr. George T. Keller 3914 Woodlea Avenue Baltimore, Maryland 21206

BALTIMORE COUNTY, MARYLAND

No. 135812 OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

6 056********** F202F

CERTIFICATE OF POSTING

25-194-A ZONING DEPARTMENT OF BALTIMORE COUNTY 10:30 A.M

in 9th	Date of Posting 17/21/84	
ed for Verience to Mion side ford set b	retr-	
ioner: Joseph N. Hyeres,	t-4x	
	28' S of toyler due or W/3 of Ridely Och Re	
3 B.C.D - bainaing 147.28' 3 ex	Toylor Are on Fla of Ridgels ook Rd-11294	
tion of Signs: 1- Nostsido of Ridgely	Ook, Approx, 15' for roadway on Lot A	
Els of Ridary on KRd Hoper 15	Freedown as lot C-Astrony L. 211	

Towner, Maryland

Number of Signs:

PETITION FOR VARIANCES CI CATE OF PUBLICATON Str Election District ECCATION: East and West store of Ridgely Co Road, 133.38 test South of Taylor Avenue DATE AND TIME: Tuesday, January 16, 1986 41 PUBLIC HEAVING: Room 108. County Office Building. 111 West Chesipeake Avenue, Tourise, Mayland
The Zoning Commissioner of Behimore County, by extitutity of the Zoning Act and Regulations of Selfmore County, will haid a public hearing. 12/27-198 THIS IS TO CERTIFY, that the annexed advertisement 10 Lines, 10 feet side yard sedentes (Let A) I less of the required 25 feet, let widths of 8 was published in the TOWSON TIMES, a weekly news-Note of the required 20 that, we want to we test (Lots B and C) and 40 test first D) in the at the required 55 test, and best part on-backs of 2% test (Lots-fit, C, and D) in line of the average measures required 40 test. paper distributed in Towson, Baltimore County, Md., once a week for ______ consecutive weeks, the first publication appearing on the _____ day of Being the property of Joseph W. Apres, of us on shount on the plat Stud with the Zoning Office. in the Great But Die Polition in granted, it building permit may be increal within the shirty DO) day appeal seried. The Zening Commitment will, bosover, anostale any request for a story of the increases strong, but request much be received in vetting by the date of the hearing series are made at the hearing.

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

ARNOLD JABLON ZONING COMMISSIONER

January 4, 1985

Mr. and Mrs. Joseph W. Ayres 3824 Deckerts Lane Baltimore, Maryland 21236

RE: Petition for Variances
East & West sides of ridgely Oak Rd.,
133.38' S of Taylor Avenue Joseph W. Ayres, et ux - Petitioners Case No. 85-194-A

Dear Mr. and Mrs. Ayres:

This is to advise you that \$61.68 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT	No. 003183	e County, Maryland, and om 113, County Office Build
DATE 1-15-85 ACCOUNT	01-615-000	erely,
AMOUNT	\$ 61.68	NOLD JABLON
PROM: Careph W.	agree. by	ing Commissioner
FOR Pasting + ado	85-194-A	
B 8027****6186	1 a 2 15 4 F 12 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	
VALIDATION OF SIGNAT	URE OF CASHIER	

JUL 23 875

The TOWSON TIMES

KELLER & KELLER State Registered Land Surveyors

City, Ferm and Topographical Surveys Land Subdivisions Earthwork Computations

3914 WOODLEA AVENUE BALTIMORE, MARYLAND 21206

Nov. 15th, 1984

Municipal Engineering
Construction Supervision
Road Location, Reports
Plans and Specifications

ZONING VARIANCES DESCRIPTIONS RIDGELY OAK ROAD

Beginning on the Northwest side of Ridgely Oak Rd., 40' wide, at the distance of 133.381 more or less measured Southwesterly from the Southwest side of Taylor Ave. Being Lots #530 & #531 &s shown on Plat #2 of "HILLENDALE PARK", recorded in Plat Book No. 9, folio 70.

LOTS B,C,D

Beginning on the Southeast side of Ridgely Oak Rd., 40' wide, at the distance of 147.28 more or less measured Southwesterly from the Southwest line of Taylor Ave. Being Lots #524, #525, #526, #527, #528, and part of Lot #529 as shown on Plat #2 of "HILLENDALE PARK", recorded in Plat Book No. 9, folio 70.



Reg. Rrof. P.L.S.No. 67

PETITION FOR VARIANCES 9th Election District

LOCATION:

East and West sides of Pidgely Cak Road, 133.38 feet South of Taylor Avenue

The state of the s

DATE AND TIME:

Tuesday, January 15, 1985 at 10:00 a.m.

PUBLIC HEARING:

Room 106, hty Office Building, 111 West Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit side yard settacks of 8 feet (Lot D) in lieu of the required 10 feet, 10 foot side yard setbacks (Lot A) in lieu of the required 25 feet, lot widths of 50 feet (Lots B and C) and 40 feet (Lot D) in lieu of the required 55 feet, and front yard setbacks of 25 feet (Lots B, C, and D) in lieu of the average maximum required 40 feet.

Being the property of Joseph W. Ayres, et ux the plat filed with the Zoning Office.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entergood cause shown. Such request must be received in writing this period for hearing set above or made at the hearing.

BY ORDER OF ARNOLD JABLON ZONING COMMISSIONER OF BALTIMORE COUNTY

RE: PETITION FOR VARIANCES
East and West sides of Ridgely Cak Rd., 133.38 feet South of Taylor Ave. 9th Election District Joseph W. Ayres, et ux - Petitioners No. 85-194-A (Item No. 139)

BEFORE THE DEPUTY ZONING COMMISSIONER

BALTIMORE COUNTY

*** *** *** ***

The petitioners herein request variances to permit side yard setbacks of 10 feet in lieu of the required 25 feet for Lot A; lot widths of 50 feet in lieu of the required 55 feet and front yard setbacks of 25 feet in lieu of the required 40 feet for Lots B and C; side yard setbacks of 8 feet in lieu of the required 10 feet and a lot width of 40 feet in lieu of the required 55 feet for Lot D. The petitioner proposes to develop four (4) building lots, in accordance with the site plan prepared by Keller and Keller, Land Surveyors, dated November 16, 1984.

Testimony by and on behalf of the petitioners indicated that they have owned the property since the 1950's. Water and sewage already have been installed for four (4) lots. Houses on 50 foot lots are located to the north and an apartment house complex to the south and west of Lot A. The other three (3) lots (B, C, and D) have 50 foot lots to the north, an existing dwelling on a large lot to the south and the Baltimore City Water Supply Conduit Line and a cemetery to the east. Without the requested variances, Lot A is unbuildable. The petitioners testified the proposed development will complement and improve the neighborhood.

ter due consideration of the testimony and evidence presented and it appearing Fict compliance with the Baltimore County Zoning Regulations would result in al difficulty and unreasonable hardship upon the petitioners and the granting ariances requested would not adversely affect the health, safety, and general wifare of the community, and, therefore, should be granted.

this 22 md day of January, 1985, that the herein Petition for Variances to permit side yard setbacks of 10 feet in lieu of the required 25 feet for Lot A; lot widths of 50 feet in lieu of the required 55 feet for Lots B and C; front yard setbacks of 25 feet in lieu of the required 40 feet for Lots B and C; side yard setbacks of 8 feet in lieu of the required 10 feet for Lot D; and a lot width of 40 feet in lieu of the required 55 feet for Lot D, in accordance with the aforementioned site plan, is GRANTED, from and after the date of this Order, subject to the requirements of the Current Planning and Development Division and the Department of Traffic Engineering.

Therefore, IT IS ORDERED by the Deputy Zoning Commissioner of Baltimore County,

HUS:

WHEREON ARE TAKE PARK, 9/10 &

FOR DESC!

S: [-----]